

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): **Anderson**

State: **IN**

PJ's Total HOME Allocation Received: **\$6,754,718**

PJ's Size Grouping*: **C**

PJ Since (FY): **1994**

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 12			
% of Funds Committed	100.00 %	96.41 %	1	94.94 %	100	100	
% of Funds Disbursed	100.00 %	91.48 %	1	84.35 %	100	100	
Leveraging Ratio for Rental Activities	5.65	2.95	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	91.36 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	95.39 %	88.05 %	3	68.05 %	90	94	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.86 %	81.96 %	3	79.65 %	55	61	
% of 0-30% AMI Renters to All Renters***	59.12 %	47.56 %	4	44.76 %	70	76	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.27 %	98.63 %	5	94.31 %	52	57	
Overall Ranking:			In State:	2 / 12	Nationally:	97	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$35,908	\$18,166		\$25,245	137 Units	78.30 %	
Homebuyer Unit	\$38,265	\$14,830		\$14,395	36 Units	20.60 %	
Homeowner-Rehab Unit	\$15,736	\$15,192		\$20,186	2 Units	1.10 %	
TBRA Unit	\$0	\$2,036		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Anderson IN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$48,843	\$60,875	\$25,625
State:*	\$62,178	\$73,709	\$19,439
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 1.2 %
National Avg: 1.1 %

R.S. Means Cost Index: 0.91

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	52.2	16.7	50.0	0.0
Black/African American:	43.4	83.3	50.0	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	0.0	0.0	0.0	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.7	0.0	0.0	0.0
Asian/Pacific Islander:	0.7	0.0	0.0	0.0

ETHNICITY:

Hispanic	2.9	0.0	0.0	0.0
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HOUSEHOLD SIZE:

1 Person:	30.9	13.9	50.0	0.0
2 Persons:	16.2	16.7	50.0	0.0
3 Persons:	20.6	30.6	0.0	0.0
4 Persons:	26.5	33.3	0.0	0.0
5 Persons:	4.4	5.6	0.0	0.0
6 Persons:	0.7	0.0	0.0	0.0
7 Persons:	0.7	0.0	0.0	0.0
8 or more Persons:	0.0	0.0	0.0	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	31.6	36.1	50.0	0.0
Elderly:	11.0	2.8	50.0	0.0
Related/Single Parent:	43.4	38.9	0.0	0.0
Related/Two Parent:	12.5	22.2	0.0	0.0
Other:	1.5	0.0	0.0	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	41.9	0.0 [#]
HOME TBRA:	0.0	
Other:	1.5	
No Assistance:	56.6	

of Section 504 Compliant Units / Completed Units Since 2001 40

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Anderson State: IN Group Rank: 97
(Percentile)
State Rank: 2 / 12 PJs Overall Rank: 97
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	95.39	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.86	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.27	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	0	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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